

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting May 18, 2016

CALL TO ORDER

The meeting was called to order by President, Eva Daneshnia at 6:30 p.m. at The Emmons Company, Thousand Oaks, CA.

BOARD MEMBERS PRESENT

Eva Daneshnia, President
Pamela Johnson, Vice President
Don Rosenberg, Treasurer
Shari Geller, Member at Large
Britta Grubin, Secretary

OTHERS PRESENT

2 LVMWD Representatives
4 Homeowners
Sue Spencer, Recording Secretary, The Emmons Company

LVMWD – Representatives from LVMWD attended the meeting to update the Board on the additional construction at the tank site. A brief discussion was held and the Board requested additional landscape at the site when the work is completed.

HOMEOWNER COMMENTS

A brief discussion was held with homeowners on the following issues:
Westlake Joint Board, Three Springs Front Entrance landscape maintenance, speeding, lawsuits and foreclosures.

MINUTES

MOTION: A motion was made by Pamela Johnson to approve the April 6, 2016 Board of Directors meeting minutes. Motion was seconded by Don Rosenberg and passed.

FINANCIAL REPORT

The Board reviewed a copy of the April 2016 Financial Statements. **MOTION:** A motion was made by Don Rosenberg to approve the April 2016 Financial Report as submitted. Motion was seconded by Pamela Johnson and passed.

COMMITTEE REPORTS

The Board reviewed Committee Reports submitted by the following:

Architectural: Don Rosenberg - report submitted –

Architectural Log – The Board reviewed a copy of the current Architectural Log. Don Rosenberg updated the Board on current Architectural issues. **MOTION:** A motion was made by Don Rosenberg to ratify the approval/denial of all projects as submitted by the Architectural Committee since the April 20, 2016 board meeting. Motion seconded by Pamela Johnson and passed unanimously.

Communication: Don Rosenberg suggested sending a newsletter out to the membership. Don will provide articles to The Emmons Company.

Documents (CC&Rs and By-Laws) - Shari Geller - report submitted

Sheriff Liaison/Traffic: Pam Johnson – report submitted

Social: Eva Daneshnia and Britta Grubin - The Social Committee stated that they will be having a Meet the Board and Committee Sign up Day at the Park on June 5th from 9am -11am. The Board unanimously approved a budget not to exceed \$300 for food, water and signage.

Ad Hoc Mailboxes: - Don Rosenberg updated the Board and will work with Management on mailbox replacement suggestions.

Formation of a Landscape Committee – The Board agreed to form a Landscape Committee. Pam Johnson will be the Chairperson. Don Rosenberg also volunteered.

OLD BUSINESS

Median Trees – Management reached out the contractor who conducted the videoing who will check their archives to see if they have any information.

2264 Kirsten Lee – Exterior Paint without approval from the Architectural Committee - The homeowner appealed to the Board regarding the Architectural Committee’s decision to deny the exterior paint color of the home. After a brief discussion the Board unanimously denied the appeal.

Meeting Dates – The Board tabled the issue to the next meeting.

Highgate Development – Don Rosenberg reported that the City approved 3 homes to be built on the land adjacent to Three Springs.

NEW BUSINESS

Management Company Search- Shari Geller agreed to form and chair a committee that will request proposals from management companies. Shari also urged The Emmons Company to provide a proposal for the Board to review.

NEXT MEETING

The next Board of Directors meeting is scheduled for June 15, 2016, Executive Session - 6:00p.m., General Session - 6:30pm at Westlake Village City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully Submitted,
Sue Spencer, Recording Secretary